

North quarter corner
Section 15, T8N, R1W
Found a 3/8" rebar as
per OCCR by LS 1551

RED ROCK RIDGE
a Norman Rural Certificate of Survey Subdivision
Part of the S/2 NE/4 of Section 15, T8N, R1W, I.M.
Norman, Cleveland County, Oklahoma

COS - _____

Northeast corner of
Section 15, T8N, R1W
Found mag stem as
per OCCR by LS 1335

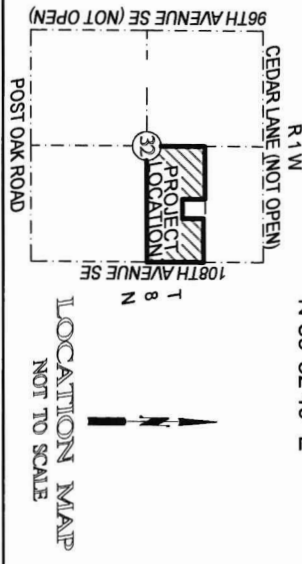
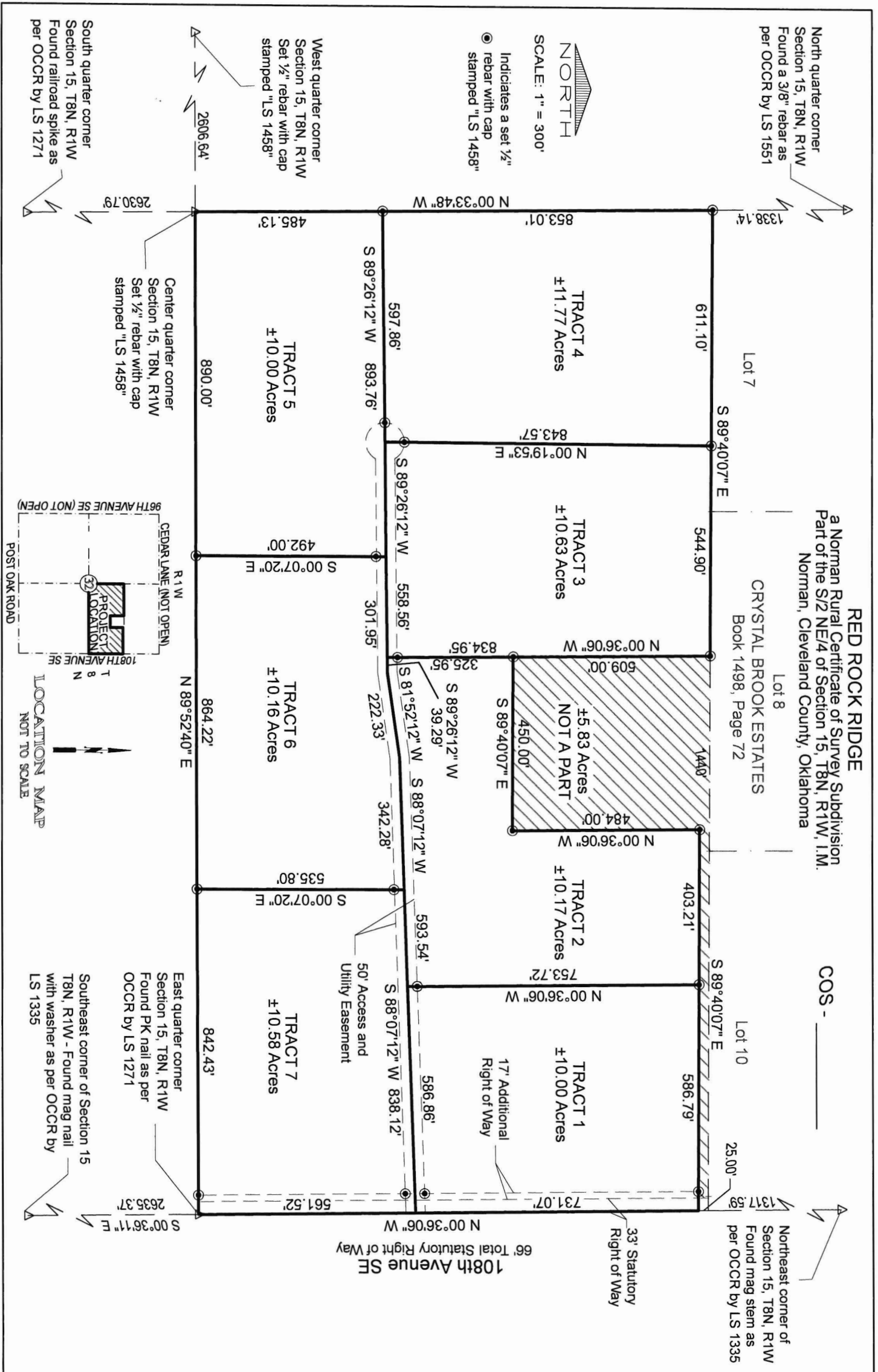


SCALE: 1" = 300'

Indicates a set 1/2"
rebar with cap
stamped "LS 1458"

West quarter corner
Section 15, T8N, R1W
Set 1/2" rebar with cap
stamped "LS 1458"

South quarter corner
Section 15, T8N, R1W
Found railroad spike as
per OCCR by LS 1271



Job No. 48990	SKINNER LAND SURVEYING, LLC 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
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LEGAL DESCRIPTION: Parent Tract - Book 6576, Page 724

The South Half (S/2) of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT a tract of land beginning at the Northeast corner of said South Half of the Northeast Quarter of Section 15, Township 8 North, Range 1 West; Thence West 1440 feet; Thence South 509 feet; Thence East 450 feet; Thence North 484 feet; Thence East 990 feet; Thence North 25 feet to the Point of Beginning.

Ac: 73.31 ±

LEGAL DESCRIPTION: Tract 1

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 586.86 feet; Thence North 00°36'06" West, a distance of 753.72 feet; Thence South 89°40'07" East, a distance of 586.79 feet to a point on the east line of said S/2 NE/4; Thence South 00°36'06" East, along said east line, a distance of 731.07 feet to the Point of Beginning. Containing 10.00 acres, more or less.

LEGAL DESCRIPTION: Tract 2

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 586.86 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 593.54 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet; Thence North 00°36'06" West, a distance of 325.95 feet; Thence South 89°40'07" East, a distance of 450.00 feet; Thence North 00°36'06" West, a distance of 484.00 feet; Thence South 89°40'07" East, a distance of 403.21 feet; Thence South 00°36'06" East, a distance of 753.72 feet to the Point of Beginning. Containing 10.17 acres, more or less.

LEGAL DESCRIPTION: Tract 3

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 558.56 feet; Thence North 00°19'53" East, a distance of 843.57 feet to a point on the north line of said S/2 NE/4; Thence South 89°40'07" East, along said north line, a distance of 544.90 feet; Thence South 00°36'06" East, a distance of 834.95 feet to the Point of Beginning. Containing 10.63 acres, more or less.

LEGAL DESCRIPTION: Tract 4

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 597.86 feet to a point on the west line of said S/2 NE/4; Thence North 00°33'48" West, along said west line, a distance of 853.01 feet to the northwest corner of said S/2 NE/4; Thence South 89°40'07" East, along the north line of said S/2 NE/4, a distance of 611.10 feet; Thence South 00°19'53" West, a distance of 843.57 feet to the Point of Beginning. Containing 11.77 acres, more or less.

LEGAL DESCRIPTION: Tract 5

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 893.76 feet to a point on the west line of said S/2 NE/4; Thence South 00°33'48" East, along said west line, a distance of 485.13 feet to the southwest corner of said S/2 NE/4; Thence North 89°52'40" East, along the south line of said S/2 NE/4, a distance of 890.00 feet; Thence North 00°07'20" West, a distance of 492.00 feet to the Point of Beginning. Containing 10.00 acres, more or less.

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LEGAL DESCRIPTION: Tract 6

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 342.28 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet; Thence South 00°07'20" East, a distance of 492.00 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 864.22 feet; Thence North 00°07'20" West, a distance of 535.80 feet to the Point of Beginning. Containing 10.16 acres, more or less.

LEGAL DESCRIPTION: Tract 7

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12 feet; Thence South 00°07'20" East, a distance of 535.80 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 842.43 feet to the Point of Beginning. Containing 10.58 acres, more or less.

LEGAL DESCRIPTION: 50' Access and Utility Easement

A fifty foot (50') Access and Utility Easement being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

A 50' Access and Utility Easement lying 25.00 feet on each side of the following described centerline:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 1180.40 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the center of a 50 foot cul-de-sac, said point also being the Point of Terminus.

LEGAL DESCRIPTION: 17' Additional Right of Way

A Seventeen foot (17') Additional Right of Way being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence South 89°52'40" West, along the south line of said S/2 NE/4, a distance of 33.00 feet to the Point of Beginning;

Thence North 00°36'06" West, a distance of 1292.85 feet; Thence North 89°40'07" West, a distance of 17.00 feet; Thence South 00°36'06" East, a distance of 1292.99 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, a distance of 17.00 feet to the Point of Beginning.

The legal descriptions of Tract 1-7, Access and Utility Easement and Additional Right of Way shown as a part of this Rural Certificate of survey were prepared by Greg P. Skinner, an Oklahoma Professional Land Survey No. 1458, on July 19, 2024 and have a basis of bearings holding the east line of the Northeast quarter of Section 15, Township 8 North, Range 1 West as being assumed to bear North 00°36'06" West, as determined by holding the Oklahoma State Plane Grid bearings for the south zone as determined by GPS observations.

NOTES:

1. This Boundary Survey Plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
2. This boundary survey was prepared without the benefit of title commitment and therefore may be subject to easements and other matters of record not shown hereon.
3. This survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as Red Rock Ridge. This is an unplatted but filed subdivision as specified by in the Norman Subdivision Regulations Sec. 19-606.
4. This survey is based on the legal description from the warranty deed recorded in Book 6576, Page 724 in the Cleveland County Clerks records.
5. The legal descriptions shown herein, are subject to easements and rights of way of record. This does not represent a search of the County Clerk's records by the undersigned, to determine if any easements or rights of way affect the property except as noted.
6. Each home, on each of the Seven (7) tracts, will be served by individual sewer systems which meet the Oklahoma Department of Environmental Quality standards. The areas, on each tract, are more than adequate for individual sewer systems even if the soil tests are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required or desired.
7. This "Norman Rural Certificate of Survey Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.
8. It is advised, by the undersigned, that all adjoining property owners be contacted prior to building any fences or other structures along or on the property lines. If any difference of opinion is indicated, a resolution should be reached, if possible, preferably in writing, between the owners on the location of any improvements along or on the property lines.

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CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Rural Certificate of Survey was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.

Greg P. Skinner Date
Oklahoma L.S. 1458



State of Oklahoma) ss
County of Pontotoc)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, before me personally appeared, Greg P. Skinner, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Connie Kyle Skinner - Notary Public

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 2024.

Chairperson

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires

Notary Public

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____, 2024.

City Clerk

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires

Notary Public

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